058.0	0002	0008.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	769,500 /	769,500
					USE VALUE:	769,500 /	769,500
					ASSESSED:	769,500 /	769,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		BOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	67 BOW STREET LLC
Owner 2:	
Owner 3:	
Street 1:	70 BOW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MENEZ MANUEL F & ELINOR J -
Owner 2:	-
Street 1:	67 BOW ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,890 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1939, having primarily Vinyl Exterior and 1776 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3890.000	393,800		375,700	769,500
Total Card	0.089	393,800		375,700	769,500
Total Parcel	0.089	393,800		375,700	769,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 433.40 | /Parcel: 433.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	38239
GIS Ref	
GIS Ref	
Insp Date	08/28/18

!4948!

PREVIOUS ASSESSMENT

Parcel ID: 058.0-0002-0008.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	393,800	0	3,890.	375,700	769,500	769,500	Year End Roll	12/18/2019
2019	104	FV	310,600	0	3,890.	370,300	680,900	680,900	Year End Roll	1/3/2019
2018	104	FV	310,600	0	3,890.	284,500	595,100	595,100	Year End Roll	12/20/2017
2017	104	FV	291,300	0	3,890.	268,400	559,700	559,700	Year End Roll	1/3/2017
2016	104	FV	291,300	0	3,890.	246,900	538,200	538,200	Year End	1/4/2016
2015	104	FV	243,100	0	3,890.	230,800	473,900	473,900	Year End Roll	12/11/2014
2014	104	FV	243,100	0	3,890.	212,500	455,600	455,600	Year End Roll	12/16/2013
2013	104	FV	252,700	0	3,890.	212,500	465,200	465,200		12/13/2012

PRINT

Date	Time
12/10/20	19:54:32

LAST REV

Date	Time
09/11/18	10:55:39
apro	
4948	

USER DEFINED

Prior Id # 1:	38239
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MENEZ MANUEL F	63076-586		12/18/2013	Mult Lots	475,000	No	No		
	7793-192		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/6/1992	171	Manual	3,340					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
8/28/2018	MEAS&NOTICE	BS	Barbara S
11/8/2000	Hearing N/C	189	PATRIOT
1/8/2000	Mailer Sent		
1/8/2000	Meas/Inspect	277	PATRIOT
8/14/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3890		Sq. Ft.	Site		0	70.	1.38	6									375,690						375,700	

Total AC/HA:	0.08930	Total SF/SM:	3890	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	375,690	Spl Credit		Total:	375,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:	C - Com Locatio	5.0	%
Special:			%
Override:			%
	Total:	22.67	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.24138260
Const Adj.:	0.99989998
Adj $ / SQ:	198.601
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	509270
Depreciation:	115451
Depreciated Total:	393818

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 2				HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

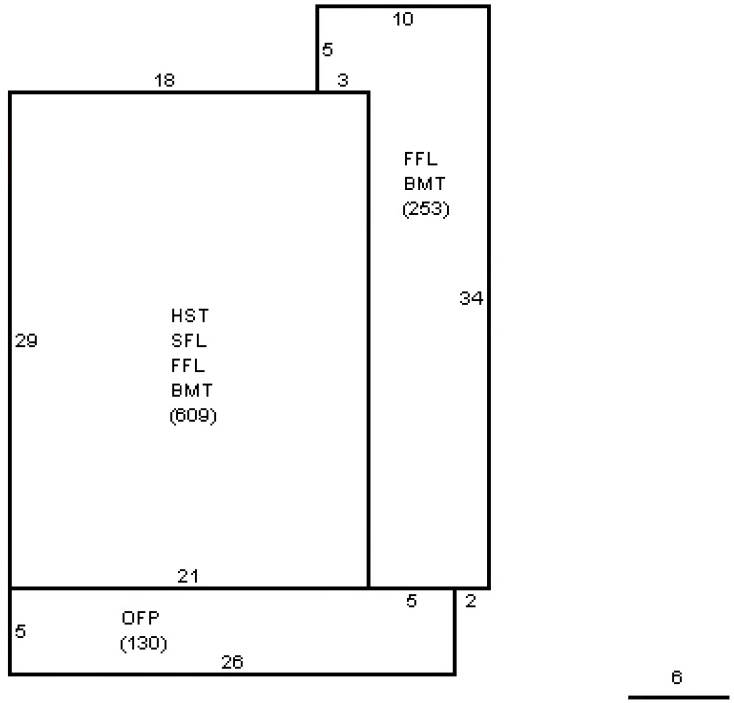
No Unit	RMS	BRS	FL
1	4	2	
1	3	1	
Totals			
2	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	198.60
Special Features:	0	Val/Su Net:	142.27
Final Total:	393800	Val/Su SzAd	221.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	862	59.580	51,358
FFL	First Floor	862	198.600	171,194
SFL	Second Floor	609	198.600	120,948
HST	Half Story	305	198.600	60,474
OFP	Open Porch	130	29.190	3,795
	Net Sketched Area:	2,768	Total:	407,769
Size Ad	1775.5	Gross Are	3072	FinArea 1776

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 058.0-0002-0008.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2009	0.00	T	8	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	